



**TOWN OF NATICK
MEETING NOTICE**

*POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25
Per Andrew Meyer, Chair*

NATICK PLANNING BOARD

**Third Floor Training Room
Town Hall, Natick MA**

**Thursday, March 22, 2018
7:30 PM**

AGENDA

Public Speak

A period of time not to exceed 15 minutes at the beginning of every Planning Board public meeting for those who wish to voice an opinion or concern to the Planning Board on any issue not on the agenda

Project Updates/Information/Signage

1. **Signage Special Permit: Scott R. Helle DMD, LLC/4 Whittier Road:** Application for a façade sign
2. **ANR Plan/45, 47 Mill Street**
3. **Temporary Sign: Sears/1235 Worcester Street:** Request for a temporary banner due to storm damage to existing facade sign

Public Hearings

4. **Modification of Hamlet Estates Definitive Subdivision (Public Hearing @ 7:30 PM)** The modification involves: 1) adding land from 115 Union Street parcel to the rear of Lot 60 and thereby creating two new buildable lots with access from Arrow Path; 2) conveying a portion of Lot 60 to the 115 Union Street parcel, subject to and without any changes to the existing Open Space Easement in that area; and 3) creating a new open space area to the rear of the proposed new lots.
5. **Site Plan Review and Special Permit and an APD Special Permit: DDR/1391 and 1459 Worcester Street, Natick & 19 Flutie Pass, Framingham (Public Hearing @ 7:30 PM):** The Applicant is seeking to redevelop Property which lies in both Natick and Framingham and in Natick the proposal is to construct and use the Property for structured parking, new vehicular and pedestrian circulation, landscaping, lighting and stormwater management
6. **Amendment to Site Plan Review and Special Permit and relief granted in Planning Board Decisions: General Growth Properties/ 1235/1245 Worcester Street and 330 Speen Street (Public Hearing @ 7:30 PM):** The Applicant is proposing the retenanting of the upper floor of the Sears building for allowed shopping mall uses including a Dave & Buster's and associated architectural, landscaping, signage, vehicular and pedestrian access and parking improvements.
7. **2018 Spring Town Meeting Warrant Articles (continued from March 14)**
 - **Article 29:** Amend Natick Zoning By-Laws: Inclusionary Affordable Housing Requirement
 - **Article 30:** Amendments to the Town of Natick Zoning By-Law and Zoning Map
 - **Article 31:** Amend Zoning By-Laws: Signage (Residential Zoning Districts)
 - **Article 32:** Amend Zoning By-Laws: Signage (Street Addresses)
 - **Article 33:** Amend Zoning By-Laws: Clarify Site Plan Review Process
 - **Article 34:** Amend Zoning Bylaws: Assisted Living Overlay Option Plan
 - **Article 35** Amend Zoning By-Law to allow Indoor Amusement or Recreational Uses in Industrial Zoning Districts by Special Permit
 - **Article 36:** Amend Natick Zoning Bylaws: Uses Allowed by Special Permit Only and Dimensional and Density Requirements in the Downtown Mixed Use (DM) District
 - **Article 37:** Amend Registered Marijuana Dispensaries Bylaw 323.8

Natick 2030+ Comprehensive Master Plan Update & Discussion

8. General Update & Next Steps

Planning Board Business

9. Discussion: General Updates from Community & Economic Development Staff
10. Decision: Chipolte's /219 North Main Street
11. Minutes: March 7, 2018

The Planning Board reserves the right to consider items on the agenda out of order. Any times that may be listed on the agenda are estimates provided for informational purposes only. Agenda items may be taken up earlier or later than the stated time.

